

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1004 WEST 24TH STREET FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO COMMERCIAL-LIQUOR SALES-NEIGHBORHOOD PLAN (CS-1-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-neighborhood plan (CS-NP) combining district to commercial-liquor sales-neighborhood plan (CS-1-NP) combining district on the property described in Zoning Case No. C14-2017-0058, on file at the Planning and Zoning Department, as follows:

0.1123 acre of land, more or less, parcel out of Lot 1, Block 1, Robard's Subdivision of Outlots 43, 44, 54 and 55, Division D, of the Government Outlots of the City of Austin, Travis County, Texas, a subdivision according to the map or plat thereof recorded in Volume 1, Page 12, Plat Records, said Lot 1 conveyed to AMS Retail Two LLC., by special warranty deed recorded in Document No. 2012132972, Official Public Records, Travis County, Texas, said 0.1123 acre being a metal building and adjacent covered areas to be rezoned and being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1004 West 24th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property is subject to Ordinance No. 20040826-057 that established zoning for the West University Neighborhood Plan.

PART 3. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 §
 §
 §

Steve Adler
Mayor

APPROVED: _____

Anne L. Morgan
City Attorney

ATTEST: _____

Jannette S. Goodall
City Clerk

FIELD NOTES

BEING 0.1123 ACRE OF LAND, MORE OR LESS, PARCEL OUT OF LOT 1, BLOCK 1, ROBARD'S SUBDIVISION OF OUTLOTS 43, 44, 54 AND 55, DIVISION D, OF THE GOVERNMENT OUTLOTS OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, PLAT RECORDS, SAID LOT 1 CONVEYED TO AMS RETAIL TWO LLC., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012132972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.1123 ACRE BEING A METAL BUILDING AND ADJACENT COVERED AREAS TO BE REZONED FOR WHICH A MORE PARTICULAR DESCRIPTION BY METES AND BOUNDS IS AS FOLLOWS:

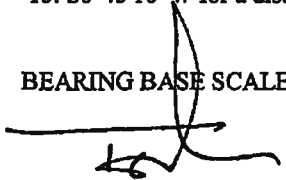
BEGINNING FOR REFERENCE at a brass cap found at the west line of San Gabriel Street, being the SE corner of Lot 2, Block 1, Robard's Subdivision of Outlots 43, 44, 54 and 55, Division D of the Government Outlots adjoining the City of Austin, Travis County, Texas, a subdivision according to the map or plat thereof recorded in Volume 1, Page 12, Plat Records, further being the NE corner of Lot 1, from which point a 1/2" iron rod found at the NW corner of said Lot 1 in the east line of the Block 1 alley bears N83°01'40"W at a distance of 200.21 feet;

THENCE S41°35'30"W, crossing through said Lot 1 for a distance of 46.96 feet to the SE corner and **POINT OF BEGINNING** of this rezoning parcel;

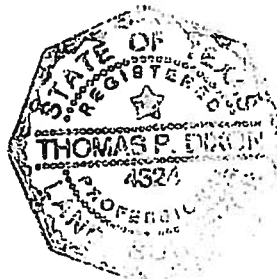
THENCE the following fifteen(15) courses and distances around the perimeter of said rezoning parcel:

1. N83°05'18"W for a distance of 35.55 feet to a point a corner hereof;
2. S7°02'12"W for a distance of 11.34 feet to a point a corner hereof;
3. N82°52'40"W for a distance of 38.40 feet to a point for a corner hereof;
4. N7°02'12"W for a distance of 5.11 feet to a point, for a corner hereof;
5. N82°57'48"W for a distance of 37.40 feet to a point, for the SW corner hereof;
6. N7°08'24"E for a distance of 13.98 feet to a point, for a corner hereof;
7. N6°32'14"E for a distance of 16.85 feet to a point, for a corner hereof;
8. N83°27'46"W for a distance of 7.43 feet to a point, for a corner hereof;
9. N6°32'14"E for a distance of 11.30 feet to a point, for a corner hereof;
10. S83°27'46"E for a distance of 7.54 feet to a point, for a corner hereof;
11. N6°32'14"E for a distance of 1.52 feet to a point, for the NW corner hereof;
12. S83°02'38"E for a distance of 100.37 feet to a point, for the NE corner hereof;
13. S6°43'16"W for a distance of 3.20 feet to a point, for a corner hereof;
14. S83°16'44"E for a distance of 10.90 feet to a point, for a corner hereof;
15. S6°43'16"W for a distance of 34.40 feet to the **POINT OF BEGINNING**, containing 0.1123 acre of land, more or less.

BEARING BASE SCALED FROM PLAT VOLUME 1, PAGE 12, PRCT


Thomas P. Dixon R.P.L.S. 4324
Waterloo Surveyors, Inc.
P.O. Box 160176
Austin, Tx 78716
(512) 481-9602
FIRM# 10124400

4/6/17
Date



REFERENCES
TCAD Parcel No.206217
AUSTIN GRID 585 MJ-24

EXHIBIT A

Sketch to Accompany Field Notes
EXHIBIT "B"
REZONING

Page 2 of 2

LEGAL DESCRIPTION:

BEING 0.1123 ACRE OF LAND, MORE OR LESS, PARCEL OUT OF LOT 1, BLOCK 1, ROBARD'S SUBDIVISION OF OUTLOTS 43, 44, 54 AND 55, DIVISION D OF THE GOVERNMENT OUTLOTS ADJOINING THE CITY OF AUSTIN TRAVIS COUNTY, TEXAS, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 12, PLAT RECORDS, SAID LOT 1 CONVEYED TO AMS RETAIL TWO, LLC., BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012132972, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.1123 ACRE BEING A METAL BUILDING AND ADJACENT COVERED AREAS TO BE REZONED.



SCALE
1" = 30'

LEGEND

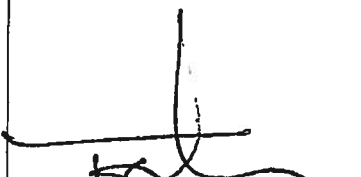
FOUND 1/2" IRON ROD FIR
 SET X IN CONCRETE SETX
 BEGINNING FOR REFERENCE BFR
 POINT OF BEGINNING POB

BEARING BASE: PLAT VOLUME 1, PAGE 12,
 PLAT RECORDS TRAVIS COUNTY TX

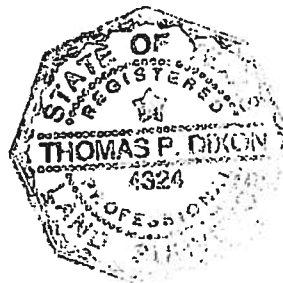
LINE TABLE

L#	BEARING	DISTANCE
L1	N83°05'18"W	35.55'
L2	S7°02'12"W	11.34'
L3	N82°52'40"W	38.40'
L4	N7°02'12"E	5.11'
L5	N82°57'48"W	37.40'
L6	N7°08'24"E	13.98'
L7	N6°32'14"E	16.85'
L8	N83°27'46"W	7.43'
L9	N6°32'14"E	11.30'
L10	S83°27'46"E	7.54'
L11	N6°32'14"E	1.52'
L12	S83°02'38"E	100.37'
L13	S6°43'16"W	3.20'
L14	S83°16'44"E	10.90'
L15	S6°43'16"W	34.40'

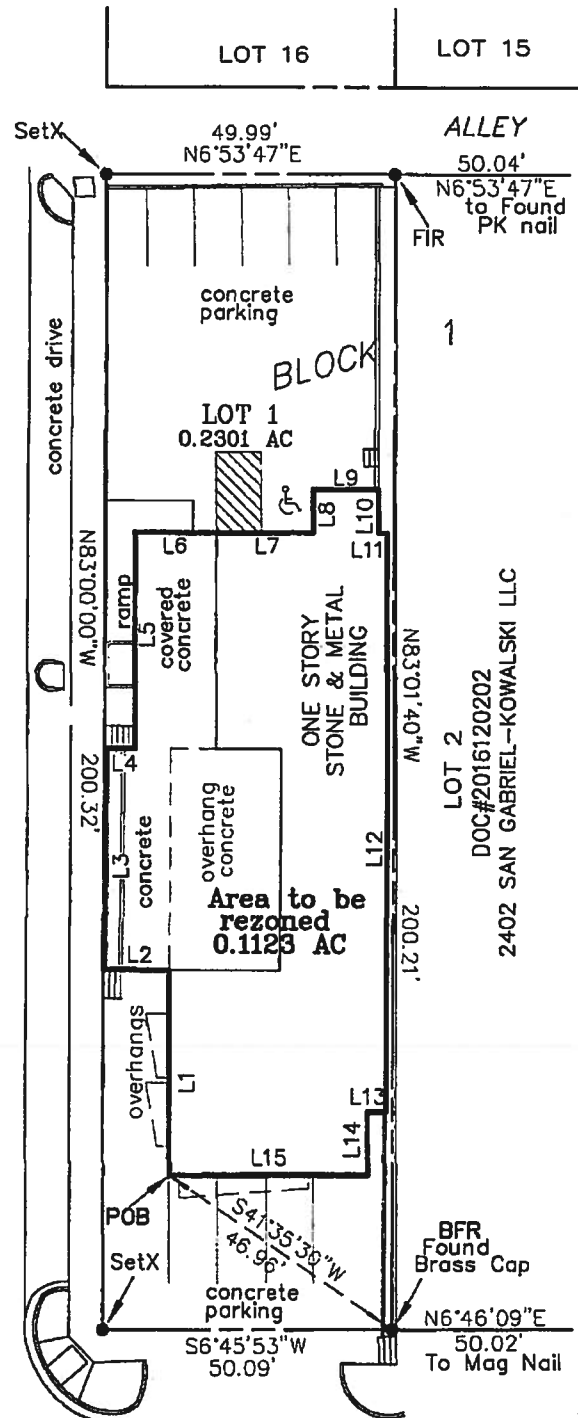
The undersigned surveyor hereby certifies that this sketch, and the accompanying field notes were made from an actual and accurate survey made by me or under my direct supervision.


 Thomas P. Dixon R.P.L.S. 4324

Waterloo Surveyors, Inc.
 P.O. Box 160176
 Austin, Texas 78716-0176
 Ph. (512) 481-9602
 FIRM# 10124400
 J13264A

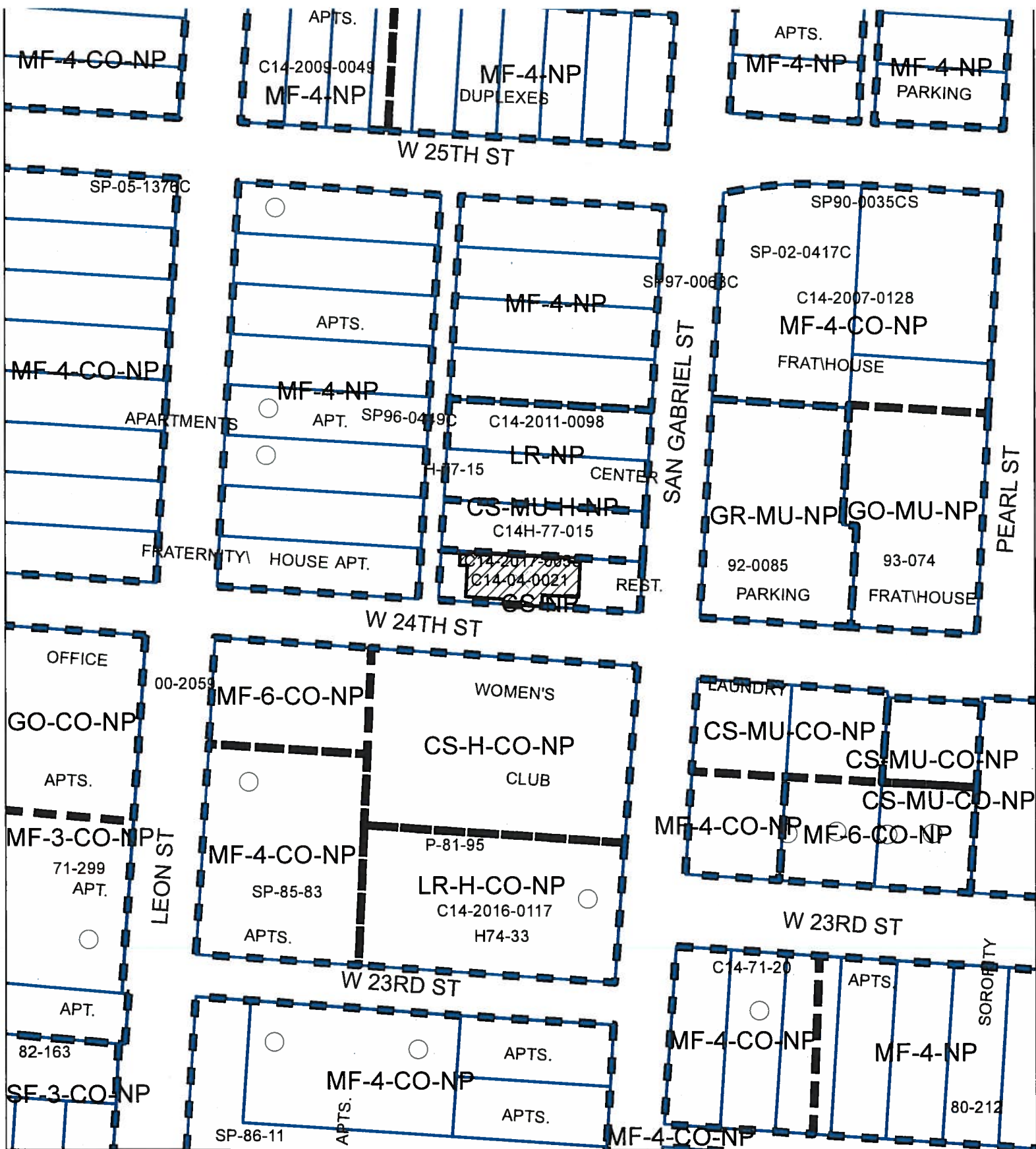


W 24th Street



San Gabriel Street

DOC#2016120202
 2402 SAN GABRIEL-KOWALSKI LLC



N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

Zoning Case: C14-2017-0058

EXHIBIT B



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 125'